

## \$530,000 - 540 Wiseman Lane, Edmonton

MLS® #E4448028

**\$530,000**

5 Bedroom, 3.00 Bathroom, 1,280 sqft

Single Family on 0.00 Acres

Wild Rose, Edmonton, AB

Welcome to 540 Wiseman Lane NW – a rare and spacious gem in the family-friendly community of Wild Rose! This well-maintained bi-level offers exceptional versatility with up to 6 full bedrooms (or 5 plus an office), 3 full bathrooms, and a sun-filled layout perfect for growing families or multi-generational living. The main floor features upgraded flooring throughout, a bright living and dining area, a functional kitchen, and generous bedrooms – all with zero maintenance issues thanks to years of careful ownership. Downstairs, you’ll find an oversized basement with large windows, 3 more bedrooms, a huge family/rec area, and a full bathroom – offering plenty of space for extended family and guests. Outside, enjoy a lush backyard oasis with green grass, fruit trees, and a thriving garden – the perfect blend of beauty and utility. With homes on the street selling for more, this is an incredible opportunity to own a solid, upgraded home in a desirable, growing neighborhood. (Photos have been digitally modified.)

Built in 2001

### Essential Information

MLS® # E4448028

Price \$530,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,280                  |
| Acres          | 0.00                   |
| Year Built     | 2001                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 540 Wiseman Lane |
| Area        | Edmonton         |
| Subdivision | Wild Rose        |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6T 1N7          |

### Amenities

|                |                                                                                                                                         |
|----------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | On Street Parking, Closet Organizers, Detectors Smoke, Hot Water Natural Gas, No Animal Home, No Smoking Home, Vacuum System-Roughed-In |
| Parking Spaces | 4                                                                                                                                       |
| Parking        | Double Garage Attached                                                                                                                  |

### Interior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                             |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                    |
| Fireplace         | Yes                                                                                          |
| Fireplaces        | Tile Surround                                                                                |
| Stories           | 2                                                                                            |
| Has Basement      | Yes                                                                                          |
| Basement          | Full, Finished                                                                               |

### Exterior

|                   |                                                                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                                                                                                           |
| Exterior Features | Fenced, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Level Land, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                                             |
| Construction      | Wood, Brick, Vinyl                                                                                                                                           |
| Foundation        | Concrete Perimeter                                                                                                                                           |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 15th, 2025 |
| Days on Market | 26              |
| Zoning         | Zone 30         |

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Listing information last updated on August 10th, 2025 at 2:32pm MDT